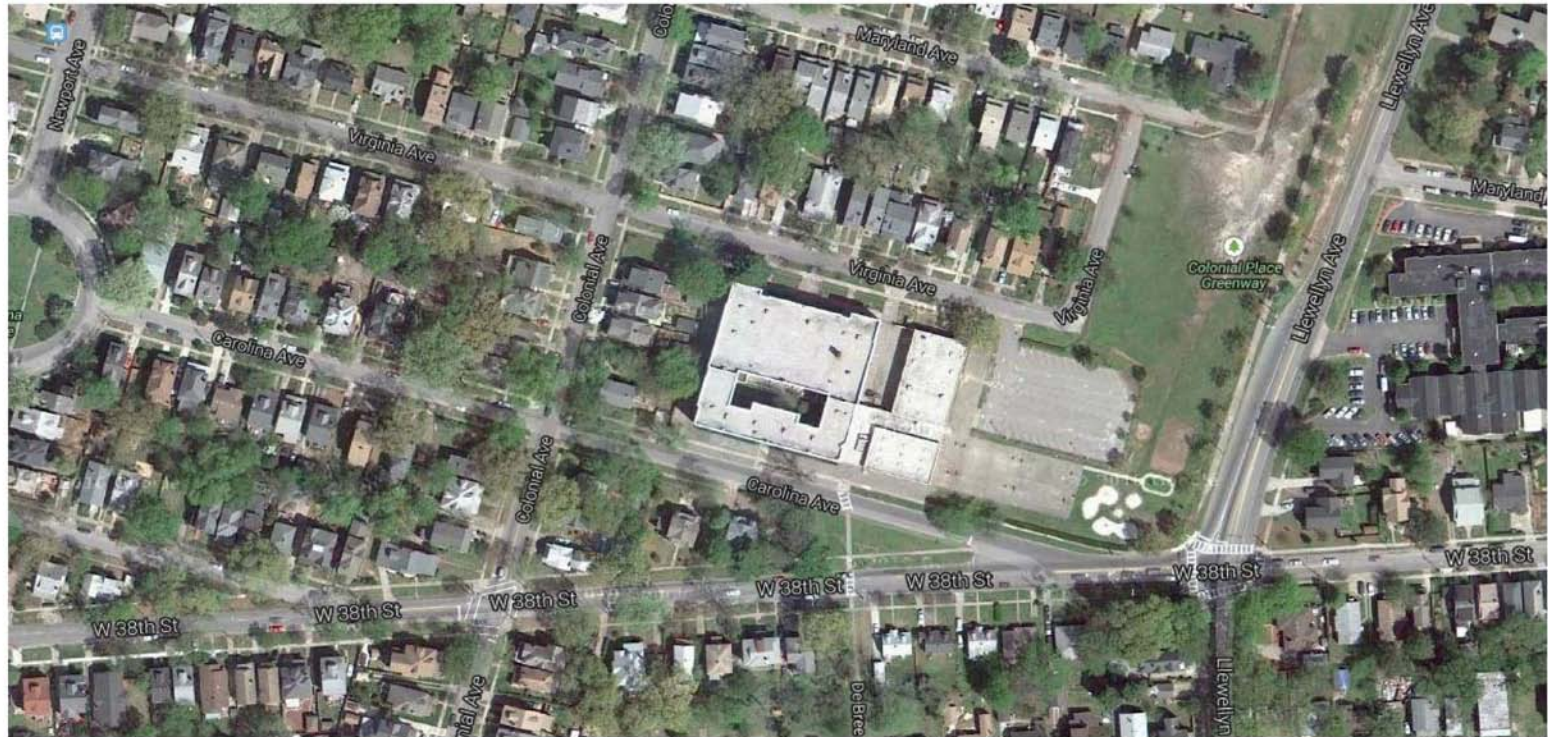


# RFP #4366-0-2014/DH

## JEB Stuart Elementary School Renovation



# Current Site Aerial



**Stuart Elementary Redevelopment**  
446 Virginia Ave, Norfolk, VA 23508

11/11/2013 SD100: Site Aerial



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# Site Location with Proposed Parking

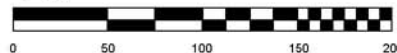


## Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508



1" = 50'-0"



11/22/2013 SD100: Conceptual Site Plan



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Property Line

# Development Facts



- JEB Stuart School has served the community since 1920.
- We propose to keep the existing 150,000 SF building.
- This will be a \$12 Million investment in the community.
- We will not encroach on the Colonial Place Greenway.
- Our plan will actually decrease the asphalt field by 35% and add some additional green space in the landscaping plan.
- We would propose to re-purpose the basketball courts and park area. (There is another park in the area and there are ample basketball courts in the community.)

# Development Facts



- We would also like to develop the corner of 38<sup>th</sup> and Llewellyn for community-friendly retail – no more than 3,000 SF in size.
- Green initiatives - We will, where feasible, use green building products. We will also buy energy efficient fixtures and appliances.
- The current make up of the neighborhood is unique in that there is a mix of single-family homes, duplexes, multiplexes, condos and high-rise apartments. By preserving the existing building rather than demolishing it, then converting it to apartments, we preserve the history and integrity of the neighborhood as it has existed for many years while providing for the future as the community grows.

# Development Facts



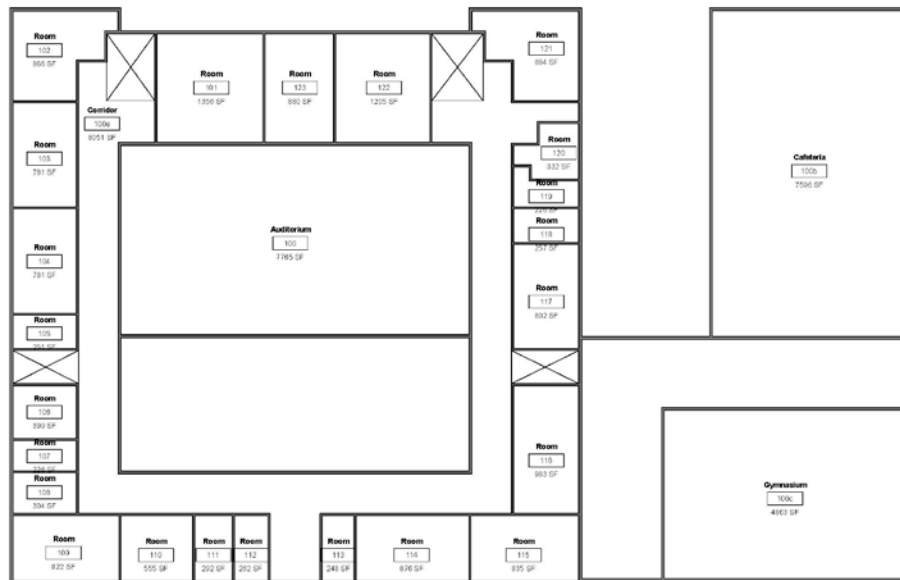
- We are proposing to create 54 - 60 individual **market-rate** apartment units.
- They will be a mix of 1-bedroom, 2-bedroom and 3-bedroom units.
- We will be utilizing state and federal historical tax credits so we would be held to the constraints of the Historical Society for changing any interior or exterior finishes.
- We feel this development plan maintains the integrity of the historic preservation while bringing retail services (on the outparcel) that are not currently available.

# Development Facts



- We will maintain the “auditorium” and the “interior garden” and offer them to the community and building residents for general use.
- We feel our proposal would provide the best benefit to the city as a way of preserving historic structures and at the same time creating new development opportunities that inject economic synergy into the community.
- Norfolk is a city rich in history that is moving into the future. All of our old buildings have character and show that they can stand the test of time. We would love to preserve that history by re-purposing the building for new residents.

# First Floor Actual Layout



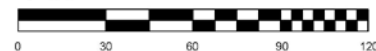
Number	Name	Area
100	Auditorium	7765 SF
100a	Corridor	6051 SF
100b	Cafeteria	7556 SF
100c	Gymnasium	4883 SF
101	Room	1356 SF
102	Room	666 SF
103	Room	781 SF
104	Room	781 SF
105	Room	251 SF
106	Room	399 SF
107	Room	226 SF
108	Room	304 SF
109	Room	622 SF
110	Room	555 SF
111	Room	292 SF
112	Room	262 SF
113	Room	248 SF
114	Room	676 SF
115	Room	635 SF
116	Room	983 SF
117	Room	602 SF
118	Room	257 SF
119	Room	226 SF
120	Room	332 SF
121	Room	884 SF
122	Room	1205 SF
123	Room	680 SF
Grand total: 27		42695 SF

Stuart Elementary Redevelopment  
446 Virginia Ave, Norfolk, VA 23508

11/11/2013 SD101: Schematic Floor Plan - Level 1



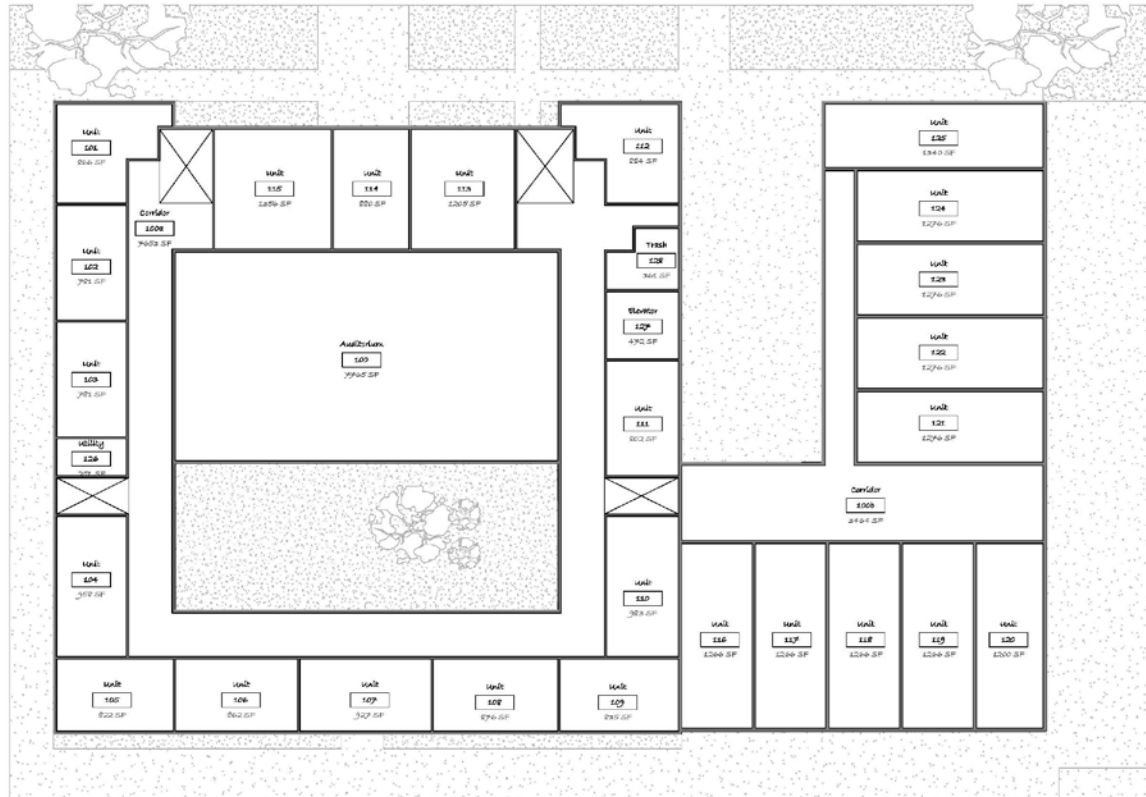
1" = 30'-0"



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# First Floor Proposed Layout



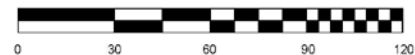
Room Quantities - Level 1		
Number	Name	Area
100	Auditorium	7765 SF
Auditorium: 1		7765 SF
100a	Corridor	7853 SF
100b	Corridor	3464 SF
Corridor: 2		11117 SF
127	Elevator	472 SF
Elevator: 1		472 SF
128	Trash	361 SF
Trash: 1		361 SF
101	Unit	866 SF
102	Unit	781 SF
103	Unit	781 SF
104	Unit	958 SF
105	Unit	822 SF
106	Unit	862 SF
107	Unit	927 SF
108	Unit	876 SF
109	Unit	835 SF
110	Unit	963 SF
111	Unit	802 SF
112	Unit	884 SF
113	Unit	1205 SF
114	Unit	880 SF
115	Unit	1356 SF
116	Unit	1266 SF
117	Unit	1266 SF
118	Unit	1266 SF
119	Unit	1266 SF
120	Unit	1200 SF
121	Unit	1276 SF
122	Unit	1276 SF
123	Unit	1276 SF
124	Unit	1276 SF
125	Unit	1340 SF
Unit: 25		26526 SF
126	Utility	251 SF
Utility: 1		251 SF
Grand total: 31		46491 SF

**Stuart Elementary Redevelopment**  
446 Virginia Ave, Norfolk, VA 23508

11/22/2013 SD101: Conceptual Plan - First Floor



1" = 30'-0"

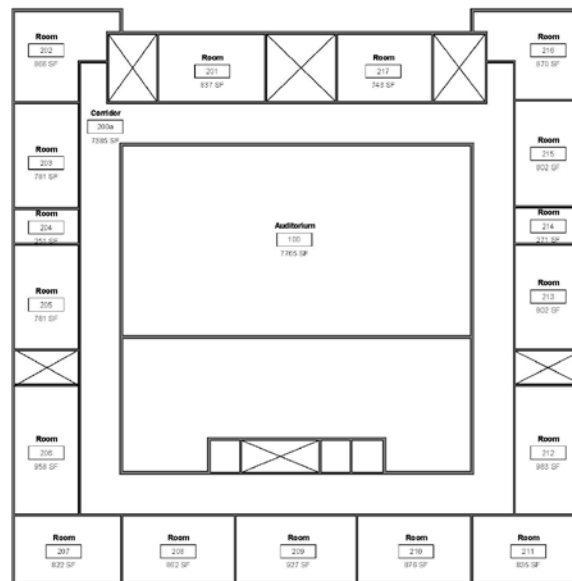


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# Second Floor Actual Layout



Room Quantities - Level 2		
Number	Name	Area
200	Auditorium	0 SF
200a	Corridor	7385 SF
201	Room	837 SF
202	Room	868 SF
203	Room	781 SF
204	Room	251 SF
205	Room	781 SF
206	Room	958 SF
207	Room	822 SF
208	Room	862 SF
209	Room	927 SF
210	Room	876 SF
211	Room	835 SF
212	Room	983 SF
213	Room	802 SF
214	Room	271 SF
215	Room	802 SF
216	Room	870 SF
217	Room	743 SF
Grand total: 19		20851 SF

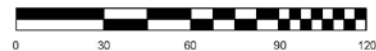
Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

11/11/2013 SD102: Schematic Floor Plan - Level 2



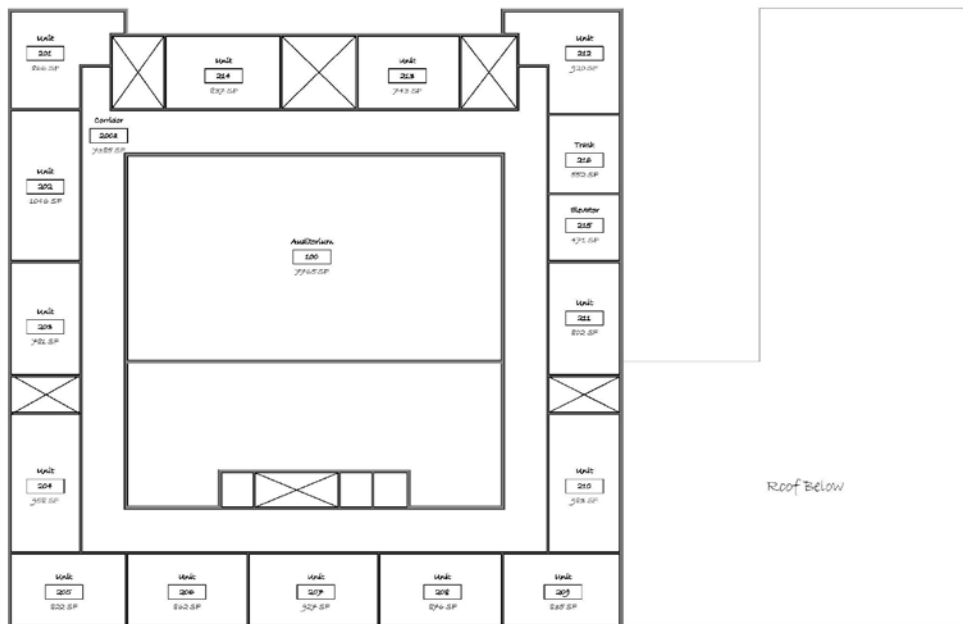
1" = 30'-0"



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# Second Floor Proposed Layout



Room Quantities - Level 2		
Number	Name	Area
200	Auditorium	0 SF
Auditorium: 1		0 SF
200a	Corridor	7385 SF
Corridor: 1		7385 SF
215	Elevator	471 SF
Elevator: 1		471 SF
216	Trash	552 SF
Trash: 1		552 SF
201	Unit	866 SF
202	Unit	1046 SF
203	Unit	781 SF
204	Unit	958 SF
205	Unit	822 SF
206	Unit	862 SF
207	Unit	927 SF
208	Unit	876 SF
209	Unit	835 SF
210	Unit	983 SF
211	Unit	802 SF
212	Unit	920 SF
213	Unit	743 SF
214	Unit	837 SF
Unit: 14		12258 SF
Grand total: 18		20666 SF

Stuart Elementary Redevelopment  
446 Virginia Ave, Norfolk, VA 23508

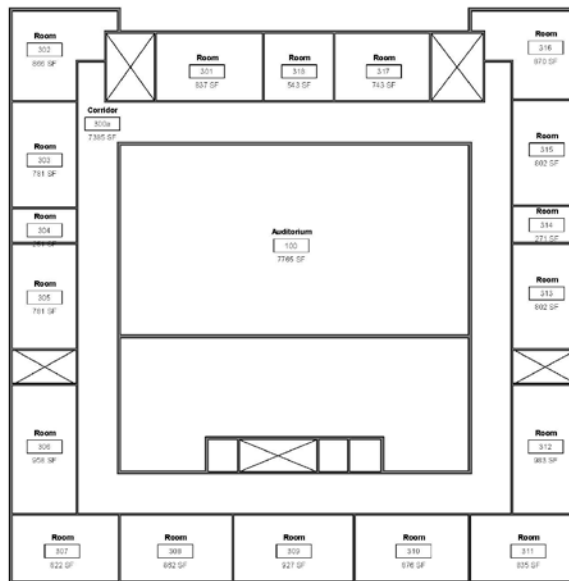
11/22/2013 SD102: Conceptual Plan - Second Floor



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# Third Floor Actual Layout



Room Quantities - Level 3		
Number	Name	Area
300a	Corridor	7385 SF
301	Room	837 SF
302	Room	866 SF
303	Room	781 SF
304	Room	251 SF
305	Room	781 SF
306	Room	958 SF
307	Room	822 SF
308	Room	862 SF
309	Room	927 SF
310	Room	876 SF
311	Room	835 SF
312	Room	963 SF
313	Room	802 SF
314	Room	271 SF
315	Room	802 SF
316	Room	870 SF
317	Room	743 SF
318	Room	543 SF
Grand total: 19		21194 SF

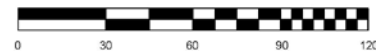
Stuart Elementary Redevelopment

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11/11/2013 SD103: Schematic Floor Plan - Level 3



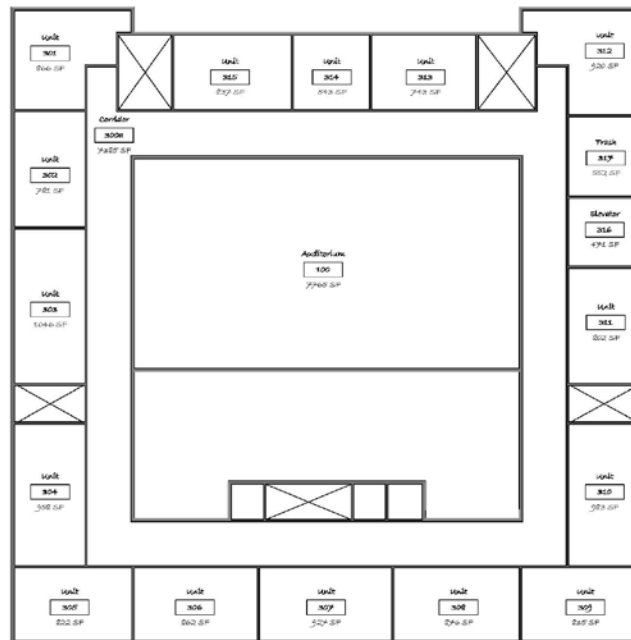
1" = 30'-0"



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# Third Floor Proposed Layout



**Room Quantities - Level 3**

Number	Name	Area
--------	------	------

300a	Corridor	7385 SF
Corridor: 1		7385 SF

316	Elevator	471 SF
Elevator: 1		471 SF

317	Trash	552 SF
Trash: 1		552 SF

301	Unit	886 SF
302	Unit	781 SF
303	Unit	1046 SF
304	Unit	856 SF
305	Unit	822 SF
306	Unit	852 SF
307	Unit	827 SF
308	Unit	876 SF
309	Unit	835 SF
310	Unit	983 SF
311	Unit	802 SF
312	Unit	920 SF
313	Unit	743 SF
314	Unit	543 SF
315	Unit	837 SF
Unit: 15		12801 SF
Grand total: 18		21209 SF

**Stuart Elementary Redevelopment**  
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11/22/2013 SD103: Conceptual Plan - Third Floor



1" = 30'-0"



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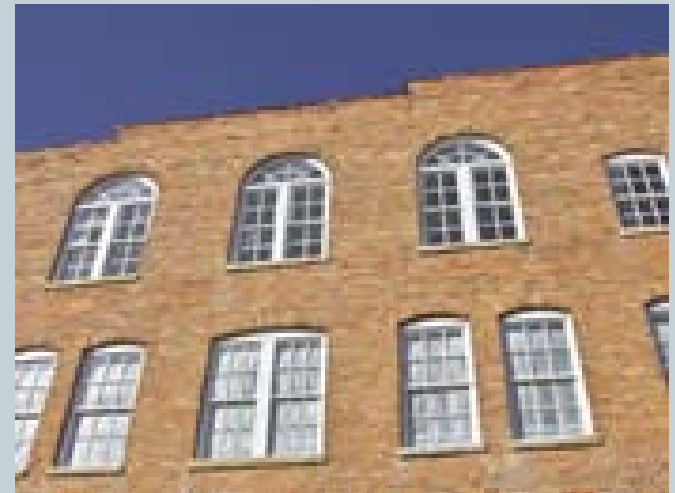
# Proposed Renovation Timeline



- RFP Response Date 11/22/2013
- Contract Award (within 60 days) 5/22/2014
- Sale of Property (within 6 months per RFP) 7/22/2014
- Re-zoning of Property (4-6 months) 1/22/2015
- Construction Plans (3 months) 4/22/2015
- Financing & Historic Tax Credit Process (6-8 months) 10/22/2015
- Permits (1-2 months) 12/22/2015
- Site Work of Adjacent property 1/1/2016
- Begin Renovation of School Building 1/1/2016
- Substantial Completion 12/1/2016

# Five17 King Apartments; Portsmouth, VA

- 517 King Street has served many purposes in its long life. The historic building opened in 1916 as St. Joseph Academy, a Catholic school, and later became St. Paul's Elementary School. In 1972, the Navy purchased the building, which functioned as a United Service Organization facility until 1976. A lease agreement then allowed the YMCA to operate there until 1992. Today, the beautiful building, site and history have all been brought back to life in the form of 20 stylish and completely renovated housing units, each offering a character and charm of its own.
- This is a great example of what we would like to accomplish with Stuart School.



# Five17 King Apartments; Portsmouth, VA



They have maintained all of the bones of the building leaving exposed brick and the 9-20 foot ceiling height while adding new amenities (like granite countertops, stainless appliances, washers/dryers, updated HVAC and fitness center for modern living. This is the feel we would be trying to achieve with Stuart School.



# Potential Neighborhood Concerns



- **Increased traffic & limited parking**
  - Parking will meet or exceed code requirement; traffic may increase on 38<sup>th</sup> and Llewellyn; interior traffic increase should be negligible.
- **Tenancy**
  - This project will have market rate rents. We would consider this project “affordable rents” versus “luxury rents”.
- **The type of retail user contemplated**
  - Retail, local small businesses, coffee shop – Open for suggestions.
- **On-going building maintenance and exterior upkeep**
  - There will be an on-site management office open during business hours.
- **Absentee landlord versus local ownership**
  - This development will be locally owned and managed.